



# RESIDENTIAL KITCHEN REMODEL

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JULY 1, 2014

## BUILDING DIVISION MINIMUM REQUIREMENTS

A permit is required for kitchen remodels that include the replacement of kitchen cabinets. A permit is not required for kitchen countertop replacement or re-facing of existing cabinets. If a permit is required, it shall be obtained prior to the start of the remodel.

Following is a listing of the general requirements based on the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Energy Efficiency Standards, and the California Civil Code. Contact the Building Safety Division for any questions or additional information, including requirements for new/altered plumbing (water, sewer, or gas lines) or mechanical (exhaust hood).

### Electrical Requirements

Countertop receptacles shall meet all of the following requirements: (CEC 210.8, 210.52, 406.11)

- All receptacles shall be GFCI protected and tamper-resistant (TR).
- Receptacles shall be provided at all countertop areas with a minimum dimension of 12 inches.
- Be located so that no point is more than 24 inches from a receptacle outlet measured horizontally along the wall.
- Receptacles shall be located no more than 20 inches above countertop.
- Islands/peninsulas shall have at least one receptacle mounted not more than 12 inches below the countertop and where the countertop does not extend more than 6 inches beyond its base

Kitchen receptacles shall be supplied by circuits meeting all of the following requirements: (CEC 210.11, 210.52, 422.16)

- Countertop receptacles shall be supplied by a minimum of two 20-amp branch circuits.
- A dedicated circuit is required for cord and plug connected range exhaust hoods. Separate circuits may be required for the garbage disposal, dishwasher, and built-in microwave based on the manufacturer's requirements and the motor rating.
- Any new receptacles added in the dining area, breakfast room, pantry, or similar area shall be supplied by a 20-amp circuit, the countertop circuits may be used to supply these areas.
- The existing electrical panel may need to be upgraded, or a sub-panel added, if the requirements above cannot be accommodated.

### Water Efficient Plumbing Fixtures (California Civil Code 1101.4(a))

The California Civil Code requires that all existing non-compliant plumbing fixtures (based on water efficiency) throughout the house be upgraded whenever a building permit is issued for remodeling improvements. Residential building constructed after January 1, 1994 are exempt from this requirement. The following table shows the fixtures that are considered to be non-complaint and the type of water-conserving plumbing fixture that should be installed:

Type of Fixture	Non-Complaint Plumbing Fixture	Required Water-Conserving Plumbing Fixture (maximum flow-rates)
Water Closet (Toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/minute	2.0 gallons/minute at 80psi
Faucet - Bathroom	Greater than 2.2 gallons/minute	1.5 gallons/minute At 60 psi
Faucet - Kitchen	Greater than 2.2 gallons/minute	1.8 gallons/minute at 60 psi (average)

## Lighting Efficiency (CEES 150.0(k)5):

A minimum of 50% of the total rated lighting wattage (based on the maximum allowed for each fixture) shall be high efficiency fixtures (e.g. fluorescent). A listing of approved high efficiency lighting fixtures is on-line at <http://www.appliances.energy.ca.gov/QuickSearch1024.aspx>. The following table defines the requirements for high efficiency lighting:

HIGH EFFICIENCY LIGHTING REQUIREMENTS	
Lamp Power Rating	Minimum Lamp Efficiency
5 watts or less	30 lumens per watt
Over 5 watts to 15 watts	45 lumens per watt
over 15 watts to 40 watts	60 lumens per watt
over 40 watts	90 lumens per watt

The table below shall be completed and provided to the building inspector at the rough electrical inspection to verify the lighting efficiency standards are met:

Luminaire Type	Efficacy		Watts	x	Quantity	=	High Efficacy Watts	or	Low Efficacy Watts
	High	Low							
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
Complies with method (b) if A ≥ B			Total: A:			≥	B:		

## Smoke and Carbon Monoxide Alarms (CBC 907.2.11, CRC 314.3, CRC 315.1)

Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

Carbon monoxide alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel-burning appliances and where the garage is detached from the house.

## PERMIT PROCESS

### Building Permit Review

1. Building permits for most kitchen remodels are available on-line at [www.e-OneStop.net](http://www.e-OneStop.net) or a permit can be obtained at the One-Stop Permit Center between 8:00 a.m. and 12:00 noon, Monday through Friday.

### Inspections

2. A rough electrical inspection is required after the electrical boxes are installed and before any devices are connected.
3. Any other structural, mechanical, or plumbing alterations should be scheduled for a rough inspection (including top-out).
4. The final inspection is required after all the work is completed.

### Building Permit Application Requirements (3 copies of each item)

- ☐ A completed Building Permit Worksheet (available at the One-Stop Permit Center or on-line at [www.SunnyvaleBuilding.com](http://www.SunnyvaleBuilding.com))
- ☐ A floor plan showing the existing and proposed walls indicating if any existing load bearing walls will be removed (additional plans may be required if bearing wall will be removed or relocated) and the use of all adjoining rooms/areas. Also include the size and location of existing windows and note if they will be replaced.
- ☐ Completed Kitchen Lighting table included in this handout.